

**MINUTES OF THE CITY PLANNING COMMISSION  
J. MARTIN GRIESEL CONFERENCE ROOM**

**March 1, 2002  
9:00 AM**

**Present:** Appointed Members: Caleb Faux, Jacquelyn McCray, Donald Mooney, Peter Witte; City Planning Staff: Director Liz Blume

The meeting was called to order by Chairman Don Mooney.

**MINUTES**

The minutes of the February 15, 2002, City Planning Commission (CPC) meetings were presented for consideration.

**Motion:** Mr. Witte moved approval of the minutes, as presented.

**Second:** Mr. Faux

**Vote:** All ayes (4-0).

**CONSENT ITEMS**

**Ordinance Authorizing Sale of City-Owned Vacant Property Located on Powers Court in South Cumminsville**

William P. Becker, owner of the adjacent property, has petitioned the City to sell 849 square feet of surplus real property located on Powers Court for a price of \$500.00. The parcel is no longer needed for any municipal purpose

**Ordinance Authorizing Release of Covenants for 3415-3417 Vine Street in the Clifton Community**

In 1970, the City sold property located at 3415-3417 Vine Street to a developer for construction of two low-rent housing units; the property was subsequently sold to CMHA. Recently, management of the Cincinnati Zoo approached CMHA with a purchase offer for the two lots. A title search revealed that the deed from the City included covenants on the property that would prohibit the Zoo from using the property for expanding its parking facilities. Release of the covenants will enable the Zoo to expand its parking facilities to replace parking area lost through improvements at the main Zoo location.

**Ordinance Authorizing Execution of a Plat Dedicating Part of Apple Hill Road (in Anderson Township) to the Hamilton County Board of Commissioners**

During the 1937 flood, the Cincinnati Water Works was unable to access the Kellogg Avenue Treatment Plant. To avoid recurrence of this problem, the Water Works purchased property and built a service road from Salem Avenue to Kellogg Avenue; this service road became known as Apple Hill Road. Apple Hill Road is approximately one and one-half miles long, with half located in the City, and the other half in Anderson Township. There are two subdivisions and numerous homes in Anderson Township whose only legal access is Apple Hill Road. The City, County and Township have each refused to maintain the Anderson Township portion of the roadway; consequently, that section is in need of extensive repair. The County Engineer has agreed to make the necessary upgrades to the roadway, and to maintain it as part of the County's roadway system. City Administration supports passage of this ordinance because the land has no value to the City, residents from all parts of the County use the road, and all will benefit from the road being upgraded and maintained.

**Motion:** Ms. McCray moved approval of the consent items

**Second:** Mr. Faux

**Vote:** Motion was approved, 4-0.

**RIVERSIDE STRATEGIC COMMUNITY PLAN**

Action requested: Approve the Riverside Strategic Community Plan dated March 2002.

City Planner Katherine Keough-Jurs presented the staff report stating, in 2001, the City's Department of Economic Development requested that the City Planning Department (CPD) facilitate the development of a Community Plan for the Riverside neighborhood. CPD staff initiated the planning process in March 2001.

A core group of residents, employees and other stakeholders formed the 17 person Steering Committee that oversaw the process. Staff held several public meetings, as well as meetings with local business leaders and other stakeholders, to identify their issues and to garner support for the plan. On January 8, 2002, the Riverside Civic and Welfare Club voted unanimously in favor of the Plan. No objections were received.

The greatest challenge for the Riverside neighborhood is its unique size and shape, and the differing needs of the uses that share this space. River Road (U.S. Route 50), the main road through Riverside, is a major truck route. Riverside is a very long and narrow neighborhood wedged between the Ohio River and the hills of Delhi Township. The portion of the neighborhood north of River Road is almost entirely

hillside and primarily residential, while the area south of River Road is mostly in the floodplain with industrial uses. The main conflict in the community is coexistence of these two uses. As mentioned in the staff report, other issues were identified, along with goals and key plan recommendations. Strategies identified for the goals and objectives were assigned both a priority level and a difficulty level in order to provide guidance to current and future community leaders charged with implementation of the plan. Staff recommends approval.

Rick Dodd (3674 Hillside Avenue, 45204), President of the Riverside Civic & Welfare Club, thanked City staff who worked on the plan, saying they did an excellent job of facilitating the process and helping a diverse group achieve consensus. He urged the CPC to approve the Plan.

**Motion:** Mr. Faux moved approval of the Riverside Strategic Community Plan.

**Second:** Ms. McCray

**Vote:** The motion was unanimously approved (4-0).

## **VERBAL REPORT REGARDING STRATEGIC PROGRAM FOR URBAN REDEVELOPMENT**

Senior City Planner David Efland gave a verbal report with PowerPoint graphics to illustrate work produced by Bill Fischer of the Community Development Department, Bonnie Phillips of the Office of Environmental Development, and himself. The team has been working on development/redevelopment opportunities and creating a brownfield strategy, which they combined to create a Strategic Program for Urban Redevelopment (SPUR). A project that has been suggested as appropriate for the SPUR team to study is a large parcel that includes the City's old incinerator building and land along Center Hill Avenue, approximately bisected by Este Avenue.

By consensus, CPC members agreed the above mentioned project would be a good project for the SPUR team and directed them to do the study.

## **ADJOURNMENT**

There being no further business to consider, the meeting was adjourned.

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Elizabeth A. Blume, Director  
City Planning Department

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Donald J. Mooney, Chairman  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_